



33 Albert Street
Horncastle, Lincolnshire. LN9 6AJ

BELL

NO ONWARD CHAIN

A spacious traditional mid terraced cottage having 2 bedrooms and 2 reception rooms and conveniently situated for the centre of this popular Georgian market town, often referred to as 'The Gateway to The Lincolnshire Wolds'. Being ideal for first time buyers or buy to let investors with a low maintenance, private rear courtyard garden.

Horncastle is an attractive Georgian market town with a host of town centre amenities and conveniently located for the city of Lincoln and the coastal resort of Skegness. This area also offers a wealth of primary and secondary education including the prestigious Queen Elizabeth Grammar School.



Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org

www.robert-bell.org

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Accommodation

Lounge – (16'3" x 10'10" / 4.9 m x 3.3 m -max)

Having a uPVC double glazed front entrance door and window, radiator, wall lights, telephone and Tv points and consumer unit in a cupboard.

Dining room – (12'3" x 11' / 3.7 m x 3.4 m -max)

uPVC double glazed rear window, radiator, and wall lights.

Kitchen – (8'2" x 6'7" / 2.5 m x 2.0 m)

Equipped with a range of wall and base units, roll edge worksurface with single drainer sink, 4 ring electric hob with hood over and electric oven below, splashback tiling, Baxi floor mounted gas fired boiler, uPVC double glazed rear window and side door.

Inner hall

Having return stairs to the first floor, understairs store and door way into

Utility-pantry – (4'6" x 3'10" / 1.4 m x 1.2 m)

Being shelved with space and plumbing for washing machine.

Galleried **Landing** with access to loft space

Bedroom 1 – (16'3" x 11' / 4.9 m x 3.4 m -max)

Two uPVC double glazed front windows and radiator.

Bedroom 2 – (11'2" x 9'3" / 3.4 m x 2.8 m -max)

uPVC double glazed rear window, telephone point, radiator and Airing cupboard enclosing the hot water cylinder.

Bathroom – (7'1" x 6'6" / 2.2 m x 2.0 m -max)

Equipped with a white suite of bath, wash hand basin and WC., tiling to 2 walls, electric fan heater and uPVC double glazed rear window.

Exterior

The property fronts the path where there is a rose covered open porch over the entrance door. Having a paved private courtyard rear garden which is not overlooked, a wooden store and a hand gate opening onto the rear and side garden of No. 35.



East Lindsey District Council Tax band A,
Utilities: all mains services, gas central heating and EPC :TBC .

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office...

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